MINUTES
BREVARD PLANNING BOARD REGULAR MEETING
JANUARY 28TH, 2025
COUNCIL CHAMBERS CITY HALL

Brevard Planning Board met for a regular meeting Tuesday, January 28th, 2025, at 5:30 PM, in Council Chambers at City Hall.

Members Present: Greg Hunter, Chair
Reid Wood, Vice Chair
Molly Jenkins
Peter Chaveas

Staff Present: Paul Ray, Planning Director
Aaron Bland, Assistant Planning Director
Emily Brewer, Senior Planner
Stephanie Holland, Planner
Madalin Baker, Board Clerk

I. Welcome

At 5:30 PM, Greg Hunter, Chair called the meeting to order.

II. Introduction of Planning Board Members

The Board introduced themselves.

III. Certification of Quorum

G. Hunter, Chair confirmed with the Board Clerk that a quorum of the Board was present.

IV. Approval of Agenda

G. Hunter, Chair, made a motion to move public comments one line up. Motion to approve the agenda with that change by M. Jenkins, second R. Wood, unanimously carried.

V. Approval of Minutes

Motion to approve December 17th, 2024 minutes by R. Wood second by P. Chaveas, unanimously carried.

VI. Public Comments – none

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VII. New Business

a. Architectural Standards Draft Review

Emily Brewer, Senior Planner, presented her staff report, a portion of which follows:

Background: In December 2023, City Council passed a resolution authorizing the City Manager to sign a contract with the planning and urban design consulting firm Plusurbia Inc to begin updating the City's architectural standards, which are found primarily in Chapter 5 of the City's Unified Development Ordinance (UDO). Since that time, Plusurbia and Planning Staff have been working together researching and defining Brevard's architecture styles and vernacular. A big component of the process was community engagement. Staff and the Plusurbia team engaged with an estimated 400 individuals during public input process, which consisted of design workshops and open houses, a downtown walking tour, project website, online survey, and neighborhood meetings.

Impact of Session Law 2024-57: At the December Planning Board meeting, Staff shared changes to the City's zoning authority as a result of Session Law 2024-57 (also known as Senate Bill 382). In light of recent state legislation changes, there will be some variation in the full version presented to you tonight and the draft being prepared for potential adoption. These sections are highlighted in the draft language for reference. By bringing you the entire draft without these tweaks, Staff will have a complete version that fulfills the project goals and, if the state legislation is changed, can be adopted at a later time.

Discussion: No formal action requested at this time. Staff will provide an overview of the full architectural standards and facilitate a discussion about the proposed changes. Staff anticipates bringing a revised draft language for a recommendation at the February meeting.

Megan McGloughlin, Plusurbia, presented alongside Emily via Zoom.

Following the presentation, staff opened to questions from the Board. After a few questions and discussion, Board unanimously agreed the document is reflective of previous discussions and meetings. No formal action was taken.

VIII. Remarks – None

IX. Adjournment

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There being no further business, R. Wood made a motion to adjourn seconded by P. Chaveas, the motion carried unanimously, and the meeting adjourned at 6:47 pm.

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Greg Hunter, Chair

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Madalin Baker, Board Clerk

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